

**Regular Meeting  
of the  
Planning, Zoning and Housing Committee (PZH)  
of the  
Representative Town Meeting (RTM)**

**DRAFT MINUTES**

Date: January 20, 2015  
Time: 7:30 PM  
Place: Room 119, Darien Town Hall  
Present: Elisabeth Bacon (EB), Carolyn Bayne (CB), Joseph Cherico (JC), Joan Davis (JD), Courtney Haidinger (CH), Ted Hawkins (TH), Joanne Hennessy (JH), James Howe (JH2), John VanderKieft (JV), Rob Young (RY)  
Absent: Fred Conze (FC), Nancy Downs (ND), Matt Jordan (MJ), Spencer McIlmurray (SM)  
Guests: Susan Cameron (SC), John Sini (JS) from P&Z Commission

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Meeting called to order by PZH chairman, JH. JH introduced SC to give an overview of PZ Commission and Staff.

SC noted that the Town Plan of Conservation and Development (TPCD) is written by PZ .

Booklet has been issued by Town Planner available online; [www.darienct.gov](http://www.darienct.gov)

Three prong strategy:

Conservation Strategy

Future Growth and Change

Infrastructure Strategy

Coordination with Land Trust – Open Space Planning – Setting up funding options for purchase of Zeigler Property

SC asks PZH, “What is your vision of Darien in next ten years?”

Federal Realty – Owner of Noroton Heights – Parking will drive development of Noroton Heights. Forgive 50% of parking requirements? Allow mixed use and residential development of Heights – drainage most important.

JS – open space most important to residents, reducing coverage from 20% to 18% - will send a lot of apps to ZBA.

PZ and ZBA to get together on reviewing apps and PZ Regs together for TPCD.

PZ will have “vision statement” as part of TPCD.

Feb. 2 – joint meeting with Board of Selectmen (BOS) to discuss TPCD.

End of discussion with SC and JS – they had to go to PZ meeting (8PM).

A discussion followed regarding PZH’s role in the upcoming TPCD, i.e. teardowns, lot coverage, Kensett, structured parking, empty nesters.

Meeting adjourned at 9:05PM, Rob Young, Clerk